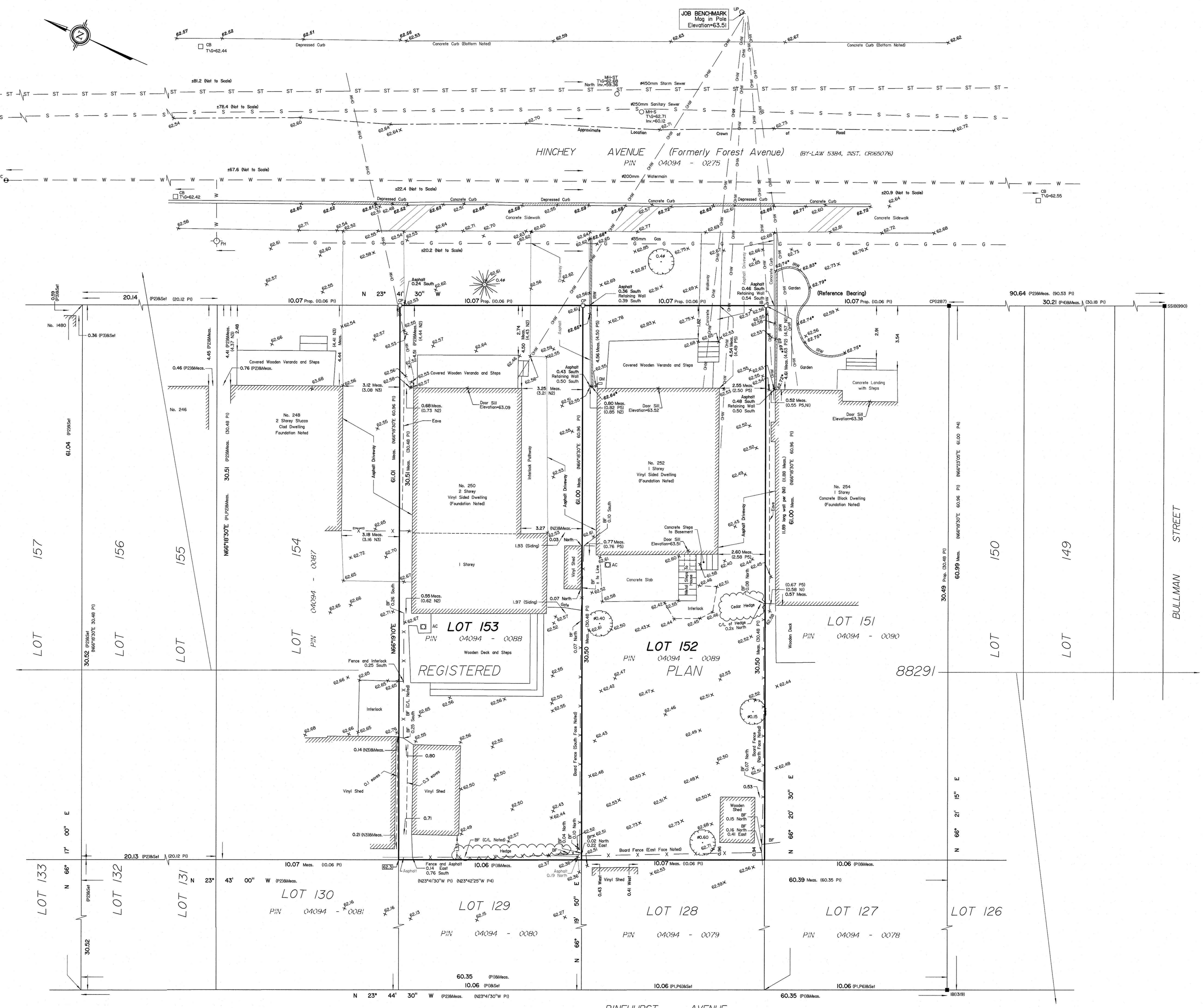

Bearings are grid, derived from the Westerly limit of Hinchey Avenue and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

LOTS 152 AND 153
REGISTERED PLAN 88291
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
Amended August 27th, 2019 to include Lot 153.

Scale 1 : 100

4 3 2 1 0 2 4 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 18th day of December, 2018.

December 19, 2018
Date

A. J. Broxham
Andrew J. Broxham
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: December 19th, 2018

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Theory Developments Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 88291
(P2)	"	(AOG) Plan & Field Notes, March 24, 1993
(P3)	"	(647) Plan September 26, 1999
(P4)	"	(1287) Plan August 30, 2007
(P5)	"	(JDB) Plan & Field Notes March 15, 1975
(P6)	"	(1287) Plan December 2, 1999
(N1)	"	(647) Field Notes June 3, 1974 (Ref. #18-88291)
(N2)	"	(647) Field Notes December 29, 1982
(N3)	"	(647) Field Notes September 27, 1987
	"	Deciduous Tree
	"	Coniferous Tree
FH	"	Fire Hydrant
M+ST	"	Maintenance Hole (Storm Sewer)
M+S	"	Maintenance Hole (Sanitary)
CB	"	Catch Basin
GM	"	Gas Meter
VC	"	Valve Chamber (Watermain)
BF	"	Board Fence
	"	Gate
T/G	"	Top of Grate
Inv.	"	Invert
IRW	"	Interlock Retaining Wall
Prop.	"	Proportioned
O.U.P.	"	Utility Pole
AC	"	Air Conditioner
Ø	"	Diameter
+65.00	"	Location of Elevations
+65.00	"	Top of Concrete Curb Elevation
+65.00*	"	Top of Retaining Wall Elevation
C/L	"	Centreline
—— ST ——	"	Underground Storm Sewer
—— S ——	"	Underground Sanitary Sewer
—— W ——	"	Underground Water
—— G ——	"	Underground Gas
—— OHW ——	"	Overhead Wires

A bearing rotation of 0°42'50" Counterclockwise was applied to (P1), (P2), and (P4), for comparison purposes.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2078242
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground utility services and inverts are taken from City of Ottawa Engineering Drawings E-07-07 and 2671 (sheet 4 of 6).

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Job No. IB152-IB Theory Dev. Lt-1528/153 PL 88291 DE F2 | AR